



City of New Orleans
Mayor LaToya Cantrell

Board of Zoning Adjustments

Draft Agenda

July 13, 2020

MEETING INFORMATION

LOCATION

Either:

City Council Chambers
City Hall (1st Floor)
1300 Perdido Street
New Orleans, Louisiana

Or

Livestream at:
http://cityofno.granicus.com/ViewPublisher.php?view_id=2

TIME

10:00 a.m.

BOARD MEMBERS

Candice M. Forest – Chair
Todd C. James – Vice Chair
José Alvarez
Jaime Ramiro Diaz
Alfonso Gonzalez II
Deborah Harkins
Mary Harper Malone

The general public cannot speak with the members personally.

SUBSCRIBE TO OUR EMAILS

nola.gov/city-planning/subscribe

.....

In the event the Board of Zoning Adjustments is unable to hold a board meeting under regular quorum requirements due to COVID-19, on authority of the Governor under Section 4 of Proclamation Number JBE 2020-30, the next Board meeting will be held via teleconference conference on Monday, July 13, 2020 at 10:00. All efforts will be made to provide for observation and input by members of the public. However, should the Governor not issue a subsequent proclamation extending the ability to hold public meetings via teleconference, the meeting will be held in person.

.....

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City’s zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 4 of the City’s Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **July 23, 2020**.

GENERAL RULES OF ORDER

Robert’s Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the box provided. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

APPEALS

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

Should you wish to view an application you may do so online at onestopapp.nola.gov. The requested waivers are subject to change prior to the hearing. Written comments on any of the matters included on the agenda are accepted in the following ways:

- Email: CPCinfo@nola.gov or the planner listed on the agenda
- Mail: 1300 Perdido Street, Room 7W03, New Orleans, Louisiana 70112

A. Call to Order, Roll Call, Adoption of Minutes, Communications, and Reading of Hearing Rules

B. Variances – Unfinished Business

ITEM 1 – Docket Number: 053-19

Applicant or Agent:	I-10 Lodging LLC, Mike Desai	
Property Location:	12000 Levy Drive	Zip: 70128
Bounding Streets:	Levy Dr., Bullard Ave.	
Zoning District:	C-1 General Commercial District	
Overlay District:	CT Corridor Transformation Design Overlay District	
Historic District:	N/A	Planning District: 9
Existing Use:	Vacant Lot	Square Number: Sec 26
Proposed Use:	Hotel/Motel	Lot Number: L-2
Project Planner:	Travis Martin (trlmartin@nola.gov)	

Request: This request is for a variance from the provisions of Article 22, Section 22.4.B of the Comprehensive Zoning Ordinance to permit the construction of a hotel with off-street parking above the maximum allowed.

Requested Waiver:

Article 22, Section 22.4.B – Maximum Vehicle Parking Limitations

Permitted: 63 spaces (maximum)	Proposed: 88 spaces	Waiver: 25 spaces
--------------------------------	---------------------	-------------------



ITEM 2 – Docket Number: 064-19

Applicant or Agent: LSU Health Foundation New Orleans, JMH Realty LLC, USL-2101 Poydras, LLC
Property Location: 2123 Poydras Street **Zip:** 70112
Bounding Streets: Poydras St., S. Galvez St., Perdido St., S. Johnson St.
Zoning District: MS Medical Service District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 517
Proposed Use: Dormitory **Lot Number:** 086
Project Planner: Haley Delery (hdelery@nola.gov)

Request: This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) and Article 22, Section 22.8.B.1 of the Comprehensive Zoning Ordinance to permit the construction of a dormitory with excessive building height, insufficient front yard setback, insufficient corner side yard setback, insufficient rear yard setback, insufficient interior side yard setback, insufficient off-street parking, and parking that is not located on the same lot.

Requested Waivers:

Article 15, Section 15.3.A.1 (Table 15-2) – Maximum Building Height		
Permitted: 100 ft	Proposed: 118 ft	Waiver: 18 ft
Article 15, Section 15.3.A.1 (Table 15-2) – Front Yard Setback (Poydras)		
Required: 20 ft	Proposed: 0 ft	Waiver: 20 ft
Article 15, Section 15.3.A.1 (Table 15-2) – Corner Side Yard Setback (S. Johnson)		
Required: 10 ft	Proposed: 0 ft	Waiver: 10 ft
Article 15, Section 15.3.A.1 (Table 15-2) – Interior Side Yard Setback		
Required: 10 ft	Proposed: 5 ft	Waiver: 5 ft
Article 15, Section 15.3.A.1 (Table 15-2) – Rear Yard Setback		
Required: 10 ft	Proposed: 5 ft	Waiver: 5 ft
Article 22, Section 22.8.B.1 – Permitted Vehicle Parking Locations		
Required: on-site	Proposed: off-site	Waiver: on-site



Item 3 – Docket Number: 034-20

Applicant or Agent: Lee’s Professional Properties LLC
Property Location: 620 Wagner Street **Zip:** 70114
Bounding Streets: Wagner St., Evelina St., Hendee St., Opelousas Ave.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 12
Existing Use: Vacant Lot **Square Number:** 108
Proposed Use: Single-Family Residence **Lot Number:** 6
Project Planner: Valerie Goines (valerie.goines@nola.gov)

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) and Article 22, Section 22.11.D.3 of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence on a lot with insufficient interior side yard setback and insufficient parking pad setback **(AFTER THE FACT)**.

Requested Waivers:

Article 11, Section 11.3.A.1 (Table 11-2A) – Interior Side Yard Setback

Required: 3 ft Proposed: 2.104 ft Waiver: 0.896 ft

Article 22, Section 22.11.D.3 – Parking Pad Location

Required: 3 ft Proposed: 0.5 ft Waiver: 2.5 ft



Item 4 – Docket Number: 035-20

Applicant or Agent: Keith A. Scott
Property Location: 1345 St. Bernard Avenue **Zip:** 70116
Bounding Streets: St. Bernard Ave., Urquhart St., Marais St., Annette St.
Zoning District: HMC-2 Historic Marigny/Tremé/Bywater Commercial District
Overlay District: AC-1 Arts and Culture Diversity **Planning District:** 4
Existing Use: Personal Service Establishment **Square Number:** 500
Proposed Use: Personal Service Establishment **Lot Number:** X
Project Planner: Amos Jasper Wright (ajwright@nola.gov)

Request: This request is for variances from the provisions of Article 24, Section 24.13.G.3.b to permit two (2) wall signs with excessive area.

Requested Waivers:

Article 24, Section 24.13.G.3.B (iii) – Zoning Districts Group 1

Required: 8ft² Proposed: 11 ft² Waiver: 4 ft²

Article 24, Section 24.13.G.3.B (iii) – Zoning Districts Group 1

Required: 5.625 ft² Proposed: 11 ft² Waiver: 5.375 ft²



C. Variances – New Business (Deferred from June 10 Cancelled Meeting)

Item 5 – Docket Number: 036-20

Applicant or Agent: Piedmont Properties, LLC
Property Location: 1360-1362 St. Denis Street **Zip:** 70122
Bounding Streets: St. Denis St., Jumonville St., Sere St., Alfred St.
Zoning District: S-RD Suburban Two-Family Residential District
Existing Use: Vacant Lot **Planning District:** 4
Proposed Use: Two-Family Residence **Square Number:** 2485
Project Planner: Joanna Farley (jbfarley@nola.gov) **Lot Number:** 11

Request: This request is for variances from the requirements of Article 13, Section 13.3.A.1 (Table 13-2) and Article 22, Section 22.4.A (Table 22-1) to permit the construction of a two-family residence on a lot with insufficient lot area and insufficient lot width and insufficient off-street parking.

Requested Waivers:

Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Area

Required: 5,000 ft² (2,500 sf/du)

Proposed: 3,450 ft² (1,725 sf/du)

Waiver: 1,550 ft² (775 sf/du)

Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Width

Required: 50 ft

Proposed: 30 ft

Waiver: 20 ft

Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle Parking Requirement

Required: 2 spaces

Proposed: 1 space

Waiver: 1 space



D. Variances – New Business

Item 6 – Docket Number: 037-20

Applicant or Agent: Outer Space and Back Realty LLC, Brian Gille Architects
Property Location: 1174 City Park Avenue **Zip:** 70119
Bounding Streets: City Park Ave., N. Carrollton Ave., Flowerdale Ct., Sherwood Forest Dr.
Zoning District: HU-RD1 Historic Urban Two-Family Residential District
Existing Use: Single-Family Residence **Planning District:** 5
Proposed Use: Single-Family Residence **Square Number:** 547
Project Planner: Amos Jasper Wright (ajwright@nola.gov) **Lot Number:** W

Request: This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A), Article 11, Section 11.3.A.3 (a), and Article 21, Section 21.6.EE.1, to permit the construction a single-family residence with insufficient corner yard setback, and insufficient rear side yard setback, and insufficient swimming pool setback.

Requested Waivers:

Article 11, Section 11.3.A.1 (Table 11-2A) – Corner Yard Setback		
Required: 6.16 ft	Proposed: 0 ft	Waiver: 6.16 ft
Article 11, Section 11.3.A.1 (Table 11-2A) – Rear Yard Setback		
Required: 15 ft	Proposed: 3 ft	Waiver: 12 ft
Article 11, Section 11.3.A.3 (a) – Corner Yard Setback		
Required: 6.16 ft	Proposed: 0 ft	Waiver: 6.16 ft
Article 21, Section 21.6.EE.1 – Swimming Pool Location		
Required: 4 ft	Proposed: 2 ft, 7in	Waiver: 1 ft, 5 in



Item 7 – Docket Number: 038-20

Applicant or Agent: 3038 Earhart LLC, Sherman Strategies
Property Location: 3038 Earhart Boulevard, 1104 S. Roman **Zip:** 70125
Bounding Streets: Earhart Blvd., S. Derbigny St., Clio St., S. Roman St.
Zoning District: C-2 Auto-Oriented Commercial District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 482
Proposed Use: Mardi Gras Den **Lot Number:** 2, 3
Project Planner: Travis Martin (trlmartin@nola.gov)

Request: This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) to permit a Mardi Gras den with insufficient permeable open space, excessive front yard setback, insufficient corner side yard setback, and a driveway with excessive width.

Requested Waivers:

Article 15, Section 15.3.A.1 (Table 15-2) – Permeable Open Space		
Required: 20%	Proposed: 7.93%	Waiver: 12.07%
Article 15, Section 15.3.A.1 (Table 15-2) – Front Yard Setback		
Permitted: 20 ft maximum	Proposed: 35 ft, 9 in	Waiver: 15 ft, 9 in
Article 15, Section 15.3.A.1 (Table 15-2) – Corner Side Yard Setback		
Required: 10 ft	Proposed: 4 ft, 2 in	Waiver: 5 ft, 10 in



Item 8 – Docket Number: 039-20

Applicant or Agent: Hof Investments LLC
Property Location: 6420-6422 Peoples Avenue **Zip:** 70122
Bounding Streets: Peoples Ave., New York St., Bacchich St., Frankfort St.
Zoning District: S-RD Suburban Two-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Vacant Lot **Square Number:** 5238
Proposed Use: Two-Family Residence **Lot Number:** D
Project Planner: Aspen Nero (asnero@nola.gov)

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2), Article 22, Section 22.8.C, and Article 22, Section 22.11.B to permit the construction of a two-family residence with insufficient off-street parking and two curb cuts where only one is permitted.

Requested Waivers:

Article 13, Section 13.3.A.1 (Table 13-2) – Minimum Lot Width		
Required: 50 ft	Proposed: 46 ft	Waiver: 4 ft
Article 22, Section 22.8.C – Dimensions of Vehicle Parking Areas		
Required: 8.5 ft	Proposed: 6.5 ft	Waiver: 2 ft
Article 22, Section 22.11.B – Curb Cuts		
Permitted: One curb cut	Proposed: Two curb cuts	Waiver: One curb cut



Item 9 – Docket Number: 040-20

Applicant or Agent: SBP L9 LLC
Property Location: 1304 Jourdan Avenue **Zip:** 70117
Bounding Streets: Jourdan Ave., Urquhart St., Sisters St., N. Villere St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 8
Existing Use: Vacant Lot **Square Number:** 543
Proposed Use: Two-Family Residence **Lot Number:** B
Project Planner: Valerie Goines (valerie.goines@nola.gov), Emily Hernandez (erhernandez@nola.gov)

Request: This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) to permit the construction of a two-family residence with insufficient off-street parking.

Requested Waiver:

Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle Parking
Required: 2 spaces Proposed: 1 space Waiver: 1 space



Item 10 – Docket Number: 041-20

Applicant or Agent: SBP L9 LLC
Property Location: 1818 Andry Street **Zip:** 70117
Bounding Streets: Andry St., N. Prieur St., Eganias St., N. Roman St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 8
Existing Use: Vacant Lot **Square Number:** 842
Proposed Use: Two-Family Residence **Lot Number:** 20
Project Planner: Valerie Goines (valerie.goines@nola.gov), Emily Hernandez (erhernandez@nola.gov)

Request: This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) to permit the construction of a two-family residence with insufficient off-street parking.

Requested Waiver:

Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle Parking
Required: 2 spaces Proposed: 1 space Waiver: 1 space



Item 11 – Docket Number: 042-20

Applicant or Agent: SBP L9 LLC
Property Location: 1820 Andry Street **Zip:** 70117
Bounding Streets: Andry St., N. Prieur St., Egan St., N. Roman St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 8
Existing Use: Vacant Lot **Square Number:** 842
Proposed Use: Two-Family Residence **Lot Number:** 19
Project Planner: Valerie Goines (valerie.goines@nola.gov), Emily Hernandez (erhernandez@nola.gov)

Request: This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) to permit the construction of a two-family residence with insufficient off-street parking.

Requested Waiver:

Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle Parking
Required: 2 spaces Proposed: 1 space Waiver: 1 space



Item 12 – Docket Number: 043-20

Applicant or Agent: SBP L9 LLC
Property Location: 1826 Andry Street **Zip:** 70117
Bounding Streets: Andry St., N. Prieur St., Egan St., N. Roman St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 8
Existing Use: Vacant Lot **Square Number:** 842
Proposed Use: Two-Family Residence **Lot Number:** 16
Project Planner: Valerie Goines (valerie.goines@nola.gov), Emily Hernandez (erhernandez@nola.gov)

Request: This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) to permit the construction of a two-family residence with insufficient off-street parking.

Requested Waiver:

Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle Parking
Required: 2 spaces Proposed: 1 space Waiver: 1 space

E. Director of Safety and Permits Decisions Appeals –New Business

Item 13 – Docket Number: 044-20

Applicant or Agent: 833 Baronne St LLC, Concordia
Property Location: 833 Baronne Street **Zip:** 70113
Bounding Streets: Baronne St., Howard Ave., O’Keefe St., Julia St.
Zoning District: CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District
Historic District: Lafayette Square **Planning District:** 1a
Existing Use: Vacant Building **Square Number:** 256
Proposed Use: Commercial Short-Term Rental **Lot Number:** 23

Request: This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance regarding the determination that portions of the proposed short-term rental units are located on the first floor of a multi-story, multi-family, non-residential, or mixed-use building.



Item 14 – Docket Number: 045-20

Applicant or Agent: AA Property Investments LLC, Joel Ross
Property Location: 1141 Margaret Place **Zip:** 70130
Bounding Streets: Margaret Pl., Clio St., St. Charles Ave., Calliope St.
Zoning District: HU-MU Historic Urban Neighborhood Mixed-Use District
Historic District: Lower Garden District **Planning District:** 2
Existing Use: Vacant Building **Square Number:** 184
Proposed Use: Mixed-Use (Commercial/Commercial Short-Term Rental) **Lot Number:** 1

Request: This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance regarding the determination that portions of the proposed short-term rental units are located on the first floor of a multi-story, multi-family, non-residential, or mixed-use building.

F. Adjournment